

1 BILL NO. Z-81-11-34

2 ZONING MAP ORDINANCE NO. Z- Last.

3
4 AN ORDINANCE amending the City of Fort
Wayne Zoning Map No. 0-6

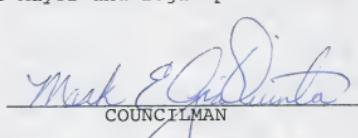
5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is
8 hereby designated a M-1 - Light Industrial under the terms
9 of Chapter 33, The Code of the City of Fort Wayne, Indiana of
10 1974:

11 Lots #8, #9, #10 in College Addition
12 to the City of Fort Wayne, Indiana.

13 and the symbols of the City of Fort Wayne Zoning Map No. 0-6,
14 referred to therein, established by Section 33-11 of said
15 Chapter are hereby changed accordingly.

16 SECTION 2. That this Ordinance shall be effective
17 upon passage, approval by the Mayor and legal publication
18 thereof.

19
20 
21 COUNCILMAN

22 APPROVED AS TO FORM AND
23 LEGALITY NOVEMBER 20, 1981.

24 
25 BRUCE O. BOXBERGER, CITY ATTORNEY
26
27
28
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32

Read the first time in full and on motion by Gia Quinta, seconded by Julian, and duly adopted, read the second time by title and referred to the Committee Regulators (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on , the day of , 19 , at o'clock M.,E.S.T.

DATE: 11-24-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Eisbark, seconded by Blair, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

| | AYES | NAYS | ABSTAINED | ABSENT | TO-WIT: |
|--------------------|----------|----------|-----------|----------|----------|
| <u>TOTAL VOTES</u> | <u>0</u> | <u>8</u> | | <u>1</u> | |
| <u>Burns</u> | | <u>X</u> | | | |
| <u>BURNS</u> | | <u>X</u> | | | |
| <u>EISBART</u> | | <u>X</u> | | | |
| <u>GiaQUINTA</u> | | <u>X</u> | | | |
| <u>NUCKOLS</u> | | | | | <u>X</u> |
| <u>SCHMIDT, D.</u> | | <u>X</u> | | | |
| <u>SCHMIDT, V.</u> | | | | | |
| <u>SCHOMBURG</u> | | <u>X</u> | | | |
| <u>STIER</u> | | <u>X</u> | | | |
| <u>TALARICO</u> | | <u>X</u> | | | |

DATE: 4-13-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. on the day of , 19 .

ATTEST: (SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the day of , 19 , at the hour of o'clock M.,E.S.T.

CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this day of 19 , at the hour of o'clock M.,E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

BILL NO. Z-81-11-34

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE amending the City of Fort Wayne Zoning Map No. Q-6

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO NOT PASS.

BEN A. EISBART - CHAIRMAN

Ben A. Eisbart

JANET G. BRADBURY - VICE CHAIRMAN

Janet G. Bradbury

PAUL M. BURNS

Paul M. Burns

JOHN NUCKOLS

John Nuckols

ROY J. SCHOMBURG

Roy J. Schomburg

4-19-82 CONCURRED IN
DATE 4-19-82 CHARLES W. WESTERMAN, CITY C

BILL NO. Z-81-11-34

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BEN A. EISBART - CHAIRMAN

Ben Eisbart

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

RECEIPT

COMMUNITY DEVELOPMENT & PLANNING

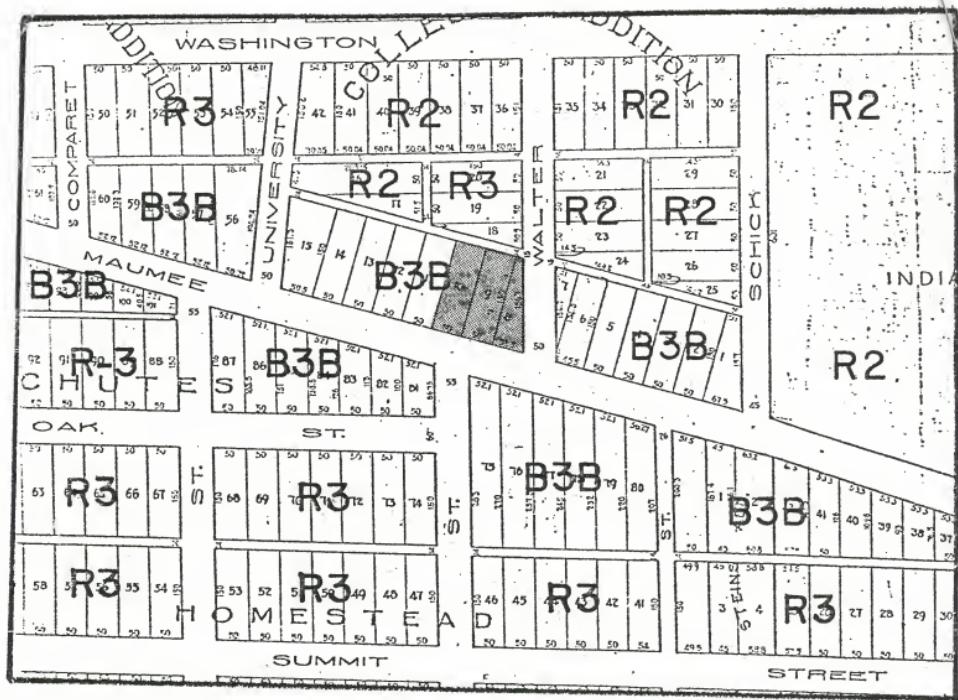
No 7183

FT. WAYNE, IND. 3 Nov 81

RECEIVED FROM Gerald L. Dugan \$ 300.00
THE SUM OF 100 100 DOLLARS
ON ACCOUNT OF Young, - B-3-B to MU-1

farb

AUTHORIZED SIGNATURE



**ZONING RECLASSIFICATION FROM
AN B3B TO A M-I DISTRICT.**

MAP NO. 0-6

Z-81-11-34

BY G.R. LAX 11-5-81

PETITION FOR ZONING ORDINANCE AMENDMENT

THIS IS TO BE FILED IN DUPLICATE

RECEIPT NO. _____

DATE FILED _____

INTENDED USE _____

I/We Donald R Daffron & Lee Heath
(Applicant's Name or Names)do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an B-3-B District to a/an M-1 District the property described as follows:See Attached

(Legal Description) If additional space is needed, use reverse side.

Lots # 8-9-10- College Addition City of Fort Wayne

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Donald R Daffron824 BIMINI LN FWDonald R DaffronLee Heath1040 WALTERS FWLee Heath(Name)(Address)(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Donald R Daffron(Name)824 BIMINI LN 46815(Address & Zip Code)749-0807(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoned.

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

zktazian

ASSOCIATES INC.
710 S. BARR ST.
FORT WAYNE, IN 46802
219-743-0003
219-422-5383

ZOHRAK K.TAZIAN,PE & LS
president
JERRY K.WALKER,PE & LS
vice-president

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lots #8, 9, #10 in College Addition to the City of Fort Wayne, Indiana.

This property is not in a special flood hazard area as defined by the FIA Flood Hazard Boundary Map No. H-01-18, effective Jan. 30, 1976.



I hereby certify on the 21st day of February, 1978 that the above survey is correct.
Surveyed for City/Heath
Survey No. 1-169

Jerry K. Walker



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 24, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-11-34; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 21, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend by a motion made by Darrell Blanton, seconded by Ben Eishart that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Finding of Fact".

(1) the grant will be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

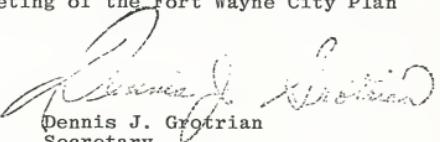
(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 22, 1982.

Certified and signed this
23rd day of March 1982.


Dennis J. Grotian
Secretary



The City of Fort Wayne

CITY PLAN COMMISSION

23 March 1982

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is a copy of a resolution pertaining to one (1) zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held March 22, 1982. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

1. Bill No. Z-81-11-34
2. From B-3-B to M-1
3. Intended Use: Fiberglass fabricating and manufacturing plant.
4. Plan Commission Recommendation: DO NOT PASS

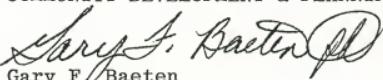
This ordinance received a DO NOT PASS recommendation for the following reason:

- a. The Commission did not feel this was a compatible use for the area and did not conform with the approved East Central Neighborhood Plan.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING


Gary F. Baeten
Senior Planner

GFB:pb

Attachments

5496

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

3-81-11-34

DEPARTMENT REQUESTING ORDINANCE Long Range Planning & Zoning - CD&P

SYNOPSIS OF ORDINANCE Lots 8, 9 & 10 in College Addition.

EFFECT OF PASSAGE Property is now zoned B-3-B - General Business. Property will become M-1 - Light Industrial.

EFFECT OF NON-PASSAGE Property will remain B-3-B - General Business.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.) _____